

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 77 | | BEACON ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | | Unit #: | |
|---------------------------------------|--|--------|--|------------|--|
| Owner 1: DUMOUCHEL MATTHEW & JENNIFER | | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: 77 BEACON ST | | | | | |
| Street 2: | | | | | |
| Twn/City: ARLINGTON | | | | | |
| St/Prov: MA | | Cntry: | | Own Occ: Y | |
| Postal: 02474 | | | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|-------------------|--------|--|
| Owner 1: | WIECHENS RYAN D - | | |
| Owner 2: | - | | |
| Street 1: | 77 BEACON ST | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Clapboard Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes | |
|--------------|-------------|----------|-------------|--------------------|-----------|-----------|-------------|------------|------------|------------|-------|----------------|-----------|-----------|---|--------|---|--------|--------|-----------------|-----------|------------|-----------|--------|------|-----------|-------|---------|
| 101 | One Family | | 5375 | | Sq. Ft. | Site | | 0 | 80. | 1.08 | 1 | | | | | | | | | 465,002 | | | | | | 465,000 | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total AC/HA: | | | 0.12339 | Total SF/SM: | | 5375 | Parcel LUC: | | 101 | One Family | | Prime NB Desc: | | ARLINGTON | | | | | Total: | | 465,002 | Spl Credit | | | | Total: | | 465,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|-------------------|-----------|
| 101 | 5375.000 | 259,900 | | 465,000 | 724,900 | | 31682 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.123 | 259,900 | | 465,000 | 724,900 | Entered Lot Size | |
| Total Parcel | 0.123 | 259,900 | | 465,000 | 724,900 | Total Land: | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 596.63 | /Parcel: 596.6 | Land Unit Type: | Insp Date |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|---------|
| 2020 | 101 | FV | 260,000 | 0 | 5,375. | 465,000 | 725,000 | 725,000 | Year End Roll | 12/18/2019 | PRINT | |
| 2019 | 101 | FV | 222,100 | 0 | 5,375. | 494,100 | 716,200 | 716,200 | Year End Roll | 1/3/2019 | | Date |
| 2018 | 101 | FV | 222,100 | 0 | 5,375. | 360,400 | 582,500 | 582,500 | Year End Roll | 12/20/2017 | 12/10/20 | 18:56:5 |
| 2017 | 101 | FV | 222,100 | 0 | 5,375. | 313,900 | 536,000 | 536,000 | Year End Roll | 1/3/2017 | LAST REV | |
| 2016 | 101 | FV | 222,100 | 0 | 5,375. | 267,400 | 489,500 | 489,500 | Year End | 1/4/2016 | | Date |
| 2015 | 101 | FV | 210,100 | 0 | 5,375. | 261,600 | 471,700 | 471,700 | Year End Roll | 12/11/2014 | 10/09/19 | 11:19:2 |
| 2014 | 101 | FV | 210,100 | 0 | 5,375. | 215,100 | 425,200 | 425,200 | Year End Roll | 12/16/2013 | | |
| 2013 | 101 | FV | 210,100 | 0 | 5,375. | 204,600 | 414,700 | 414,700 | | 12/13/2012 | | |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 11/23/2018 | MEAS&NOTICE | HS | Hanne S |
| 3/8/2017 | SQ Returned | EMK | Ellen K |
| 4/15/2009 | Measured | 372 | PATRIOT |
| 9/1/2004 | MLS | BR | B Rossignol |
| 7/28/2004 | MLS | MM | Mary M |
| 4/1/2004 | Permit Visit | BR | B Rossignol |
| 3/3/2000 | Meas/Inspect | 263 | PATRIOT |
| 11/1/1981 | | MS | |
| | | | |

Sign:

VERIFICATION OF VISIT NOT DATA

/ /



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|-------|
| Prior Id # 1: | 31682 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |
| | |
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